
Chapter 9 Community Design and Appearance



Vision

Through application of its design standards, Talbot County continues to project the image of a rural but sophisticated region; proud of its legacy and anxious to protect its future with sound and decisive action. Land use policies that focus growth within town boundaries and design standards appropriate to the region significantly contribute to the objective of preserving open space.

Standards that guide community appearance and building design are in place and protecting the integrity of our rural landscape. Higher density residential development, which would be out of scale with the small town and rural surroundings, is directed toward designated growth areas. Traditional neighborhood development patterns suitable to urbanized areas are not replicated outside of towns and villages.

The missteps of some past development has been mitigated through buffering and landscaping. Utility lines have been buried to enhance the views along highways and byways; and signage standards emphasize proper scale and appearance that is harmonious with the overall character of the area.

Goal

To ensure that development preserves and enhances the appearance and rural character of Talbot County through the application of design and subdivision standards.

Introduction

Managing the design of new development to enhance community appearance is an important goal of this plan. Design standards significantly enhance real estate values, community pride, a sense of obligation to

property, personal enjoyment and satisfaction, and the overall investment and development climate in the County.

Chapter 2 (Land Use Plan) describes the present and future land uses for each planning area. This chapter presents the

policies, guidelines and general standards for the physical development in each planning area.

This chapter begins with general guidance, followed by more specific comments for various types of development. The final section concerns design and appearance in the County's rural villages.

Within the guidance, the specific policies and implementation strategies are included to encourage innovative building design and site planning, while ensuring that principles of good community design are reinforced. Some of the implementation strategies recommend changes to existing site development ordinances and standards, other strategies suggest ways to preserve the rural character of the County by controlling the form and pattern of future development.

Design and Appearance

Talbot County's development pattern reflects the traditional mix of farms interspersed with small settlements, villages and towns, along with waterfront estates and water-oriented residential areas in the western county.

Maintaining this pattern serves to protect the land for agricultural, tourism and real estate industries which are the County's economic bulwark. Additionally, preserving open space and conserving sensitive environmental resources benefit to residents by delivering the County's renowned high quality of life.

From the 2005 Plan:

The County design manual should be updated or replaced and should contain specific and enforceable design standards based upon the design guidelines outlined in this chapter. The manual should contain illustrations to help explain the guidelines. Measurable lighting standards should be developed as a component of the manual and established in appropriate ordinances.

Design Manual

The County *Design Manual* (1991), identifies and illustrates design concepts and principles personify this chapter's vision. The County should continue to use the manual to provide

desired architectural and site development precepts.

The design manual:

1. Encourages design professionals to think beyond the scope of the particular project and site;
2. Helps achieve a higher quality design of commercial development;
3. Clarifies and reinforces design principles for local architectural traditions;
4. Develops a basis for

understandable evaluation of proposed design;

5. Identifies a design review process for residential, commercial and industrial development and redevelopment.

Community Input

Applicants for major subdivisions and commercial or industrial development should actively seek community input early in the planning and design process prior to a formal submission. The Talbot County Code provides that applicants may be required to advertise and conduct a community meeting before final plan submission.

The following section addresses design guidance for growth areas, highway corridors and rural areas and provides guidance for non-residential development and finally rural villages.

Guidelines by Development Type

Future Residential Growth

The County's designated growth areas are adjacent to the incorporated towns (see Chapter 2). The County Comprehensive Plan is intended to support development at an appropriate scale and density for land planned for

eventual annexation. Until such time as a growth area is annexed into the adjacent town, County development regulations and design guidelines seek to maintain the rural character of these areas.



As building trends evolve, growth areas will likely come under increased development pressure as the supply of larger parcels are consumed for large scale development in the incorporated towns. The challenge for the County's comprehensive plan is to encourage appropriate development patterns that can be seamlessly incorporated into a town upon annexation.

Traditional residential communities, with a mix of housing types and densities, neighborhood businesses, civic and community facilities, are the preferred development form for growth areas. Streets should be interconnected and equipped with street trees and lighting and designed to be shared by pedestrians, bicyclists and automobiles. Plans for new residential neighborhoods should incorporate easements and rights-of-way that will be required when the neighborhood is annexed into the town.

Incremental development at the edges of the towns has, over time, eroded the boundary between 'countryside' and 'town'. The establishment of the Countryside Preservation (CP) zoning designation as a growth boundary is intended to create a distinct separation between urban and rural areas.

Design

Residential developments should incorporate a range of housing types and densities. Accessory apartments and small multi-family unit buildings provide opportunities for the elderly and

small families to secure affordable housing accessible to community services and employment. Neighborhood streets should be interconnected throughout the community.

Implementation Strategies

Coordination with towns. The County should coordinate with the towns in the review and approval of development projects adjacent to the towns and in matters of town annexations.

Transportation Network. The County and towns cooperate on roadway plans that includes future connections between jurisdictions. Transportation facilities in the Growth Areas should include sidewalks and pedestrian and bicycle facilities.

Agricultural and Rural Areas

Most of the County's agricultural and rural lands are designated in the zoning ordinance

as Agricultural Conservation (AC), Resource Conservation (RC), Western Rural Conservation (WRC) and Countryside Preservation (CP). Agriculture is the preferred use within these areas, though low density, single-family housing is also permitted.

The traditional development pattern in these areas can be described as single family residences, frequently buffered by trees, hedgerows and vegetation. Agricultural outbuildings, barns, silos and other structures are frequently located in the vicinity of the primary residence. Property boundaries are broken by lines of trees and hedgerows. Creeks, streams and wetlands are usually left in a natural state.

Land use regulations and easement programs are used to encourage the preservation of the rural landscape and encourage conservation of farmland, forests and environmentally sensitive areas (See Chapter 5).

Design Guidelines

To preserve agricultural land and open space, new lots should be clustered when land is subdivided for a residential development. Individual properties should be accessed from a shared road. Building lots should be situated to conserve open space and farmlands and minimize potential conflicts between residential and farm uses.

Buildings should be set back and/or buffered from public roads to preserve scenic rural views. On wooded lots, buildings should be

located within the wooded fringes to preserve the tree cover.

Environmentally sensitive areas of development sites should be protected as open space. Lots should be located on portions of the site that have the fewest environmental constraints. Natural features such as creeks, streams, and wetlands should

be protected from disturbance.

Rural Villages

Talbot County has 22 unincorporated villages (see map at the end of this chapter). Villages have their own zoning designation and are considered to be unique areas in terms of development. Most villages are a mix of residential, small-scale commercial and other uses. Infill is the preferred development type and where

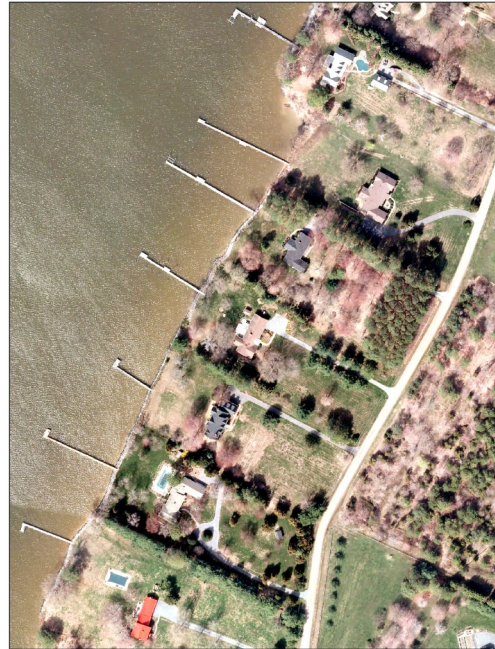
permitted, non residential uses and development should be sensitive to existing development patterns.

Villages are discussed more extensively at the end of this chapter.

Mid-sized Rural Residential Development

The most common incidence of mid-sized rural subdivisions in the County is communities of 2 to 10 acre lots located in waterfront areas.

New buildings should be sited to protect the existing natural resources and attributes that make these areas distinctive. Development plans should recognize the importance of environmental features and the natural terrain. Buildings should be placed in such a



way to minimize the need for excessive land disturbance.

Large lot residential development

When situating new buildings on large residential lots efforts should be made to conserve natural features. When structures are sited along existing roadways, building setbacks should

complement existing development patterns. New buildings are encouraged to emulate the character of the area in height, setbacks, **rooflines, fenestration** and massing.

Non-Residential Development

Non-residential development in the agricultural and rural areas includes agri-businesses or maritime businesses that provide services to the nearby farms and marine uses.

- Commercial and industrial development in agricultural and rural areas should be located on appropriately sized roads.
- Buildings should be sited close to the roadway, while providing appropriately sized entrances and parking for large commercial and farm vehicles. Consideration should be given to providing deceleration or turning lanes to reduce conflicts between turning vehicles and through traffic.
- To preserve the rural character of these areas, lighting should be shielded and directed downward. Consideration should be given to reducing lighting between 10:00 pm and 5:00 am to the minimum required for safety and security.

From the 2005 Plan:

Commercial and industrial development or redevelopment within the County should be subject to general guidelines which would result in enhancing the appearance of the built environment in Talbot County. The Planning Commission should consider having a Design Review Committee to assist in ensuring that new commercial and industrial development is in conformance with adopted design guidelines and zoning regulations.

- Agricultural and rural areas are the preferred location for these businesses. Residential neighborhoods should not be located near agri-businesses that may be considered a nuisance because they generate noise, dust or odors.

The guidance for non-residential structures recommends treatments for:

- A building's relationship to its site and its regional context;
- A building's relationship to neighboring buildings, uses and landscapes;
- Site landscaping;
- Building design;
- Signs; and
- Maintenance

Gateways and Highway Corridors

In Talbot County and across the nation,

commercial development along major roads once followed a pattern of individual businesses, served directly from the highway with individual, closely spaced driveways, a pattern which impaired traffic safety and created roadway congestion. Such development characteristically made little allowance for open space or landscaping, obscured the rural viewsapes and contributed greatly to a loss of *rural character* in the County.

Many of the County's existing commercial uses are located in the gateways to incorporated towns, with other scattered sites throughout growth areas. Gateways signal the transition between the rural and urban areas. They create the first impression of the

community and should be attractive and well designed. 'Chain' commercial and retail architectural styles are discouraged in the gateway corridors.

Gateway overlay zoning adds design guidelines for new commercial development and are intended to be compatible with the neighboring town's long-range vision for the corridor development. As existing commercial buildings or shopping centers are redeveloped, property owners should be

encouraged to gradually transform them into inter-connected mixed-use centers compatible with the design guidelines for the corridor.

Commercial, retail and service uses should be limited to gateway corridors, expansion of existing developments, or neighborhood centers proposed in conjunction with a residential community. Non-residential development located in the major and minor arterial corridors should be compatible with the scale and character of the adjoining town.

Mixed use development is encouraged in and around existing towns to reinforce the traditional growth patterns, reduce auto trips, minimize additional road improvements and encourage walking to employment and shopping.

Ideal commercial site design would feature a unified streetscape with continuous street trees and sidewalks along the frontage, high quality landscaping and, where possible, planted medians to prevent unlimited left turns. A mix of housing and other uses near

the shopping is desirable to begin creating a walkable neighborhood rather than a strictly 'drive-to' district.

Design and Redevelopment

A redesign program to gradually transform commercial strip development into mixed-

use centers should achieve the following:

- Consolidate entrances along roadways to a few main driveways with internal service streets to connect between businesses;
- Introduce inter-parcel connectors to reduce road traffic impacts;
- A unified streetscape with continuous street trees, high quality landscaping and where possible, planted medians to prevent unlimited left turns;
- Provide for sidewalks and crosswalks throughout the area to create connections and safe passage;
- Require parking lots to be screened from the roadways and landscaped.
- Provide for ample landscaping to soften the visual impact of commercial development.

Building Design

Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures should be conducive to easy maintenance and upkeep.

- Material should be of high architectural quality and should be selected for harmony of



with adjoining buildings.

- The height and scale of each new building should be compatible with its site and existing adjacent buildings.

- Buildings scale should be in conformance with neighboring development.

- Monotony of design in multiple building developments should be avoided. Variation of detail, form and siting should be used to provide visual interest.

- Adjacent buildings of different architectural styles should be made compatible by such means as **complementary forms and/or rooflines, massing, screens**, site breaks and materials.

- Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from public view with material harmonious with the building, or be located so as to not be visible from public ways. Utility and service connections should be placed underground wherever possible.

Landscape and Site Treatment

Landscape treatment should be provided to enhance architectural features and design. The site should be planned to accomplish an attractive transition to the streetscape and to provide areas for adequate landscaping, safe

pedestrian movement and screened parking. Landscaping or buffers should maximize the use of native plant materials over non-native vegetation.

- Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing and/or plantings. Screening should be effective in all seasons.

- Parking areas should be screened from public streets and paths. Parking areas and traffic ways should be enhanced with landscaped spaces containing trees or tree groupings.

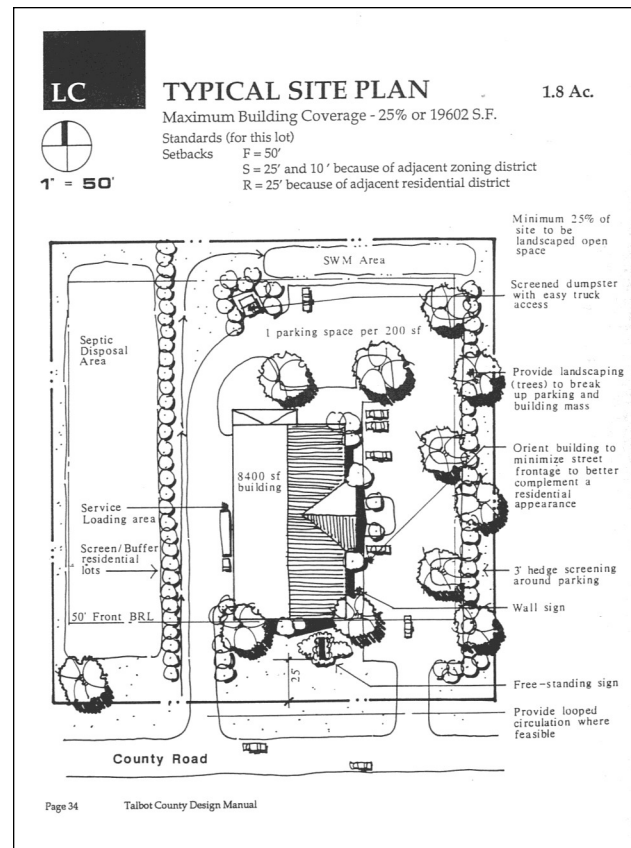
- Required landscaping and/or screening should be located so that site lines are preserved for pedestrian and vehicular traffic, particularly when adjacent to points of ingress and egress.

- Landscaping

should be protected by appropriate curbs, tree guards or other devices in locations where susceptible to injury by pedestrian or motor traffic.

- Attractive landscape transition to adjoining properties should be provided. In areas where general plantings will not do well, other materials such as fences, walls, and paving of wood, brick, stone, gravel and cobbles should be used.

- Adjacent incompatible land uses should be



screened from one another. The degree of screening should be directly related to the degree of incompatibility between the land uses.

- Natural or existing topographic patterns should be preserved where they contribute to the beauty and utility of a development site.

Signage

- Every sign should respect scale and proportion in its design and in its visual relationship to buildings and surroundings.
- Signs should be designed as integral elements of the building and site to which they relate.
- The number of graphic elements on a sign should be held to the minimum needed to convey the sign's message and should be composed in proportion to the area of the

sign face.

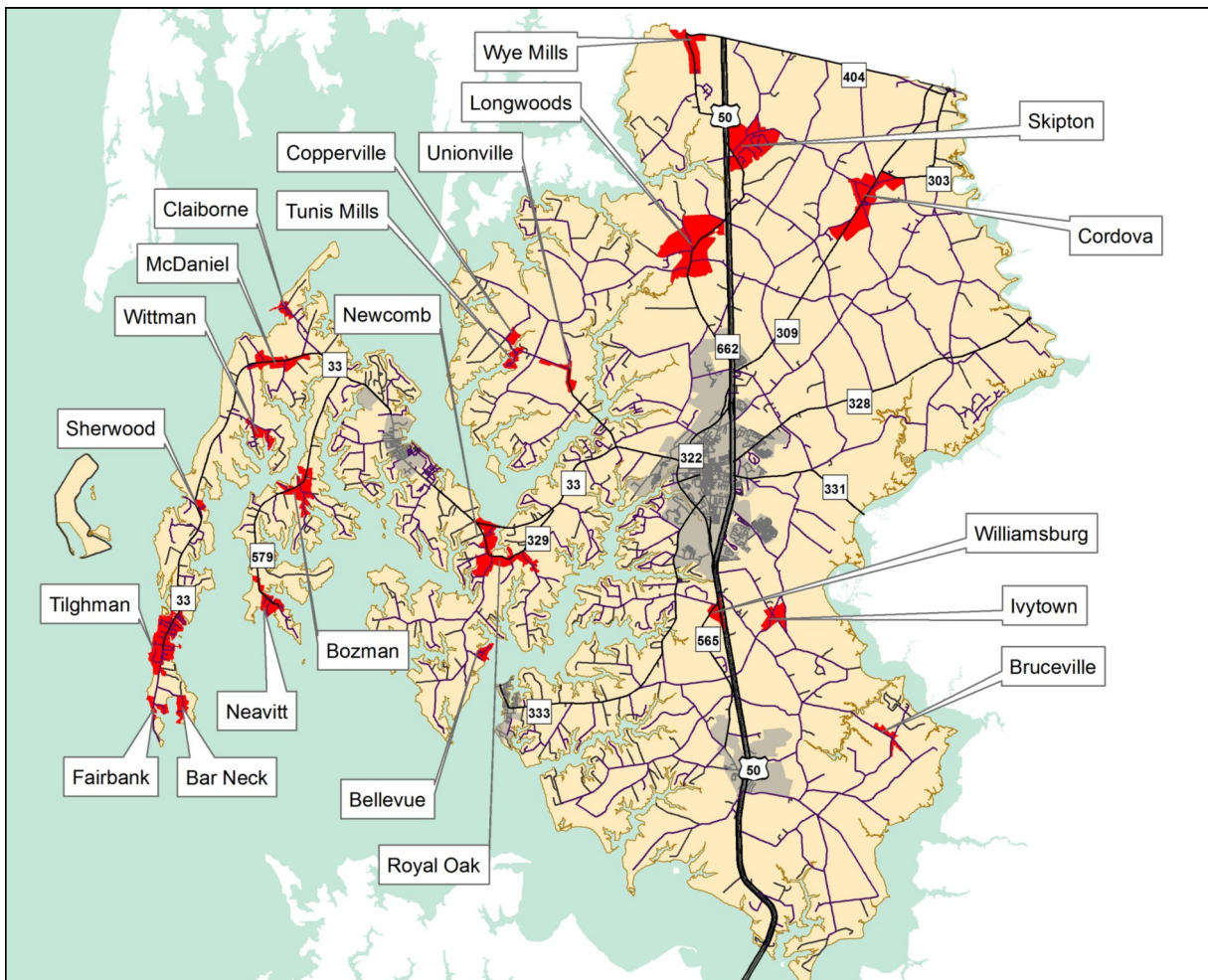
- The color materials and lighting of every sign should be restrained and harmonious with the building and site to which it relates.

- The use of natural materials (wood, brick) for signs located in the agricultural and rural areas is encouraged.

- Pylon and flashing signs should not be permitted. Monument signs are the preferred sign type.

- Electronic messaging signs should not be permitted or should be carefully regulated.

- Exterior lighting should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design and excessive brightness or glare avoided.



Village Centers

Talbot County contains 22 unincorporated villages dispersed geographically throughout the County. While most of the villages have some characteristics in common, many have developed differently over time.

The villages have some characteristics in common, but each has its own charm, contributing its special flavor to Talbot County's rural landscape.

Some have sewer service while others rely on septic systems.

While some villages still have their active commercial cores, others evolved into residential communities. With their varying lot configurations, each village grew from its original reason for being. Some were founded as watermen's villages, others as commercial centers, and at least one was founded by former slaves.

Many villages consist of a historic center (structures over 100 years old), along with areas of more recent development.

Many villages were settled in an age when motor vehicles were few and workers walked or made their ways on horseback from their homes to their jobs or to resupply their larders.

Around the turn of the Twentieth Century, visitors from cities throughout the mid-Atlantic traveled by steamboat and railroad to relax at the County's holiday resorts and

boarding houses.

House lots in most village centers are one acre or less with modest sized homes of two stories, front porches and few other improvements apart from small outbuildings. Mature trees line the streets and lanes of most villages.



Ratios vary as to the number of homes serving as the owners' principal residences versus vacation homes and rental properties. Those villages directly on the Bay typically have more "weekenders". A number of stores

and businesses once thrived in the villages, and most had post offices. Businesses served village residents and supported a local economy. Today, few such amenities remain.

Many villages have problems with failing septic systems because of the typically small lots, poor soil conditions and a high groundwater table. The County responded to eliminate existing failing septic systems by extending sewer service from the St. Michaels wastewater treatment plant to Tunis Mills, Unionville, and Copperville, as well as Newcomb, Royal Oak and Bellevue. Tilghman is served by its own treatment facility.

Village Planning Process

The County Council established the Talbot County Village Center Board to respond to concerns raised in the 2005 Comprehensive Plan for the vulnerability of the villages. The Board has been tasked with *undertaking a*

village master planning process, with guidance from the Planning Department. More than forty volunteers have served on the Board to date.

Several villages have developed their own village plans to reflect and preserve the differences and individual character of their respective communities. These plans are attached as Appendices to this plan, following this chapter. As other plans are completed they will also be added to the Comprehensive Plan and all will be available to the public as well as Planning Commissioners, for guidance in deliberations that may affect individual villages.

The Village Center Board also drafted a text amendment to the county Zoning Ordinance, creating two additional zoning classifications for villages. The Board considered the ‘one size fits all’ zoning applied to all communities to be the most imminent challenge to maintaining the character of some villages. The three classifications permit an increasingly diverse range of non-residential uses to better assure development is compatible with village scale.

The following is a general guidance, derived from the work of the Village Center Board, and is intended to help Talbot’s villages to achieve their objectives. Recognizing that County resources are limited, that villages lack elected leaders and few have active civic associations in place, the Village Center Board looks to the County Council and

County government departments for assistance and leadership.

Village Priorities

1: Preserve Community Character

- Existing homes ought to be retained and preserved as long as possible.

- When re-development or in-fill does occur, new structures should be comparable in size and style with the existing homes.

- Development shall be infill and limited peripheral development in keeping with the existing village’s scale.

2: Limit Incompatible Activities

- The two new VC zoning districts should be applied to the villages

that find these districts would meet local land use aspirations.

- Regulations should continue to permit and support the establishment of commercial business that can serve the local community while remaining consistent with the village’s character and appearance.

- The County should ensure that residents affected by building permits, zoning variances, road work, and shore line proposals are proactively notified.

3: Strengthen the Sense of Community

- Village residents wish to recognize and embrace the benefits of their diverse populations, which includes multigenerational families and recent arrivals, full-time and part-time residents,

From the 2005 Plan:

Recognizing the unique character of each of the County’s villages, new development will ideally be in the form of infill or redevelopment of existing sites and should be compatible with the surroundings. Where new construction is surrounded by existing historic buildings, building height and exterior materials should be harmonious with those of adjacent properties. Compatible uses should be permitted to coexist near to one another.

working people and retirees, and people with a variety of religions and ethnic backgrounds.

- *The County should encourage and support efforts by village residents to convey their particular heritage and traditions.*

4: Assure Pleasant, Safe and Adequate Public Facilities

- The County should protect its considerable investment in village parks and recreation facilities and watercraft landings by supporting a strategy for continuous supervision and maintenance.



- The County should continue to insure that the maintenance and improvements to infrastructure will benefit the safety, health, and quality of life for its residents.

5: Maintain a Safe and Secure Village

- Talbot County, in cooperation with the State Highway Administration, should work to reduce speed limits between nearby villages from 50 mph to 40 mph. Speed limits within all villages should be set at safe and reasonable limits.
- Entry signs and road signs are important reminders to drivers as well as helping to delineate the village from the open land. Appropriate signage should be commissioned for village centers.
- Village residents should be assured of adequate response times and patrol coverage by enforcement and emergency services.

6: Protect and Improve Environmental Quality

- Village residents expect that County and state agencies will continue to monitor the stormwater runoff and pollutants entering the waterways to ensure compliance with all applicable laws and regulations.

- Village residents are encouraged to educate themselves about ways to safeguard the natural resources of their village and where practical, engage in conservation landscaping.

- Village residents should strive, where applicable, to maintain shorelines and

prevent erosion with the least amount of environmental disturbance.

- The County should identify and develop incentives to owners of undeveloped properties surrounding villages to adopt conservation easements or other means to protect rural character while retaining value for landowners.

7: Other Village Concerns

- Village residents wish to encourage and support the continued viability of commercial watermen and farmers.

- Village residents should encourage the development of programs enabling convenient and economical travel to other parts of the county and beyond, through ride sharing and public transportation programs.

- The County should work with State agencies to reconcile conflicting regulations affecting preservation and development in rural villages. Priority Funding Area requirements versus Critical Area regulations are an example.

Village Design Guidelines

This guidelines section is carried forward from the 2005 Comprehensive Plan. It includes some recommendations that may be considered as part of the development review process and some design elements that it is suggested the County incorporate into the review process.

Villages should continue to be a mix of residential, small-scale commercial and public/semi-public uses. Infill development should be compatible with the existing building height, massing and front and side setbacks. All development should be sensitive to community character and existing development patterns.

Village character can be described by types of uses, building heights, massing and setbacks, and community design characteristics such as landscaping and vegetation, signage, lighting, location of parking, and roadway character.

Building Setbacks. New and infill buildings should be allowed to comply with the prevailing structure setbacks to enhance traditional street/building relationships.

Landscaping and vegetation. Mature trees, located along roadways or on undeveloped sites should be preserved. New and replacement roadway trees should be chosen to diversify the tree species and prevent loss due to disease. All new non-residential development should be required to have both roadway trees and street front landscaping consisting of a mix of trees and

shrubs.

Buffering and Screening. Commercial and industrial uses adjacent to residential or lower intensity nonresidential uses should be buffered by landscaping or screening.

Parking. In villages where on-street parking is permitted, infill retail and commercial development should be encouraged to locate parking at the rear of the building. Parking

facilities on the side of buildings should be screened by a mix of trees and shrubs.

Lighting. Lighting should be specified to maintain the rural character of the villages and to prevent excessive illumination and glare onto neighboring properties or public ways.

Signage. Signs in village centers should relate to pedestrians and people in slow moving vehicles. The size, materials, color, lettering, placement and illumination should respect the unique character of existing buildings and be designed as an integral architectural element.

Outdoor Storage. Commercial outdoor storage areas, exposed machinery and outdoor areas used for storage and collection of trash should be visually screened from roads and surrounding uses.

Public Facilities and Utilities. Roadways through and in the village should be of the appropriate width and function. The County should facilitate the location of utility



easements within public right-of-way, and the collocation of utilities within easements. Utility and service connections should be placed underground wherever possible.

Implementation

As outlined above, many things have changed since Village Center zoning was established some 35 years ago. The zoning designations and sometimes the conflicting regulations that have been superimposed on the entire group of villages is overdue for reconciliation.

This is especially relevant in the context of recent environmental regulations and water quality improvement strategies. As the County strives to implement its watershed improvement programs, some aspects of Village Center zoning will need to be reexamined. Recommended actions should be consistent with the priorities and guidelines articulated in this chapter.

As previously described, many village centers are experiencing septic system failures due to

factors that were not recognized when the communities were established.

While the County has extended sewer service from the St. Michael's wastewater treatment plant to six villages, there are several other communities whose conditions can be improved through similar extensions. The intricate process of funding and permitting the work to take place can be more easily accomplished following some modifications to existing zoning density and boundaries.

The amount of undeveloped land that was once acceptable within the VC zoning designation has become inconsistent with the desire to establish growth boundaries for environmental management, preservation of rural character and village identity. As Village Center residents take the opportunity to reevaluate the historic range of uses to be allowed under zoning in their communities in the future, it is also appropriate to consider how much new development is appropriate in VC zones and under what circumstances.



Summary of Policies and Actions

Topic	Citation	Policy	Action
Design		Encourage site, signage, and landscape design that complements the scale and character of existing and planned development.	To do: Update the design manual and use it as the pattern book for site and architectural design. It should contain the recommended elements of site and architectural design that will enhance community character.
		Require development for which site plan approval is required to address Community Design and Appearance the guidelines and standards.	To do: Explore the acceptance of the design manual as a regulatory document for gateway and other significant areas of the County. Village that express the desire to conform to the design manual could solicit an overlay zoning district to have the design manual guide future development.
		Screening and/or setbacks should be used to buffer adjoining properties from incompatible land uses.	Done
		Encourage vegetative buffers and landscaping for existing development, where such planting can be accommodated. Enforce standards for new development requiring vegetative buffers and landscaping along highway corridors.	Done
		Commercial and industrial development or redevelopment within the County should be subject to guidelines which would help enhance the appearance of the County's built environment.	To do: The Planning Commission should consider having a Design Review Committee to assist in reviewing new commercial and industrial development for conformance with adopted design guidelines and zoning regulations.
	§190-200	Encourage developers to provide recreational space in residential development projects. Standards for provision of open space should be evaluated and updated as needed. Such standards shall not permit land area utilized for golf course facilities to satisfy recreational space requirements.	
	Pre - application	Encourage developers to solicit community input early in the development process.	Done
		Design of new development within designated growth areas should complement and enhance the development patterns of the neighboring town.	

Topic	Citation	Policy	Action
Village Centers		The County preserves its unique rural landscape through land use regulations and easement programs that conserve open space in rural areas.	<p>Done</p> <p>See Land Use Plan, Agricultural and Rural Preservation and Natural Resources chapters.</p> <p>To do:</p> <p>The County should identify and develop incentives to owners of undeveloped properties surrounding villages to adopt conservation easements or other means to protect rural character while retaining value for landowners.</p>
		New development and redevelopment in village centers should be compatible with the existing character of the village in terms of land use, density, scale, setbacks, site layout and general design.	Complete Village Plans are currently being developed as addendum to this Comprehensive Plan which contain more detailed text for each village for reference by decision-makers.
		The County will re-examine permitted land uses in the Village Center zoning district to insure that only those uses that are compatible with the existing village character are allowed.	<p>To do:</p> <p>Work with the village to determine the village zoning designation desired by the residents and land owners. Amend the zoning designation for the village that seek a less intense zoning.</p> <p>Establish, through zoning overlays, village boundaries based on communities rather than based solely on VC designation.</p> <p>Prepare appropriate development standards that require new non-residential development be compatible with the scale and prevailing architecture found in the village center.</p>
			To do: Revise the mandate of the Village Center Board to provide an active role in protecting community character.

Topic	Citation	Policy	Action
Village Centers		Work to revise sewer connection and allocation policies to concentrate on existing failing or polluting septic systems within village centers.	To do: Subdivision for new development with by-rights sewer connections in rural villages should be discouraged in favor of locally appropriate development allowances.
		The County should work with State agencies to reconcile conflicting regulations affecting preservation and development in rural villages (e.g. Priority Funding Area requirements versus Critical Area regulations).	Work to revise sewer connection and allocation policies to concentrate on existing failing or polluting septic systems within village centers. Subdivision for new development with by-rights sewer connections in rural villages should be discouraged in favor of locally appropriate development allowances.
		Encourage the County to support the design, funding and implementation of cost-effective environmental mitigation in village areas (e.g. storm water, shoreline erosion, forest canopy enhancements, recycling).	
		The County should continue to insure that the maintenance and improvements to infrastructure will benefit the safety, health, and quality of life for its residents.	To do: Develop regular and formal lines of communications between the Village Center Board and County Department heads on matters of law enforcement, emergency services, community services, planning and recreation. Stationing EMT units and Sheriff's deputies in selected village locations should be continued and expanded.
			To do: Develop plans for and implement bike and pedestrian trails for inter and intra-village travel. Work to request funds and grants from all applicable sources.
		The County should encourage and support efforts by village residents to convey their particular heritage within and beyond the communities.	To do: Develop resources to document village histories for use by government, schools, residents, and visitors. Explore setting up an internet blog or website for villages to communicate information among residents Place the Village Plans on an appropriate web site. Hard copies of the Village Plan should be distributed to each village.